

CITY OF SAINT PAUL

In support of Nonconforming Use Permit relating to 236 Grand Avenue

AFFIDAVIT OF Ashraf Ibrahim

STATE OF MINNESOTA)
) SS
COUNTY OF RAMSEY)

The Affiant, **Ashraf Ibrahim**, being first duly sworn, deposes and states that:

1. The consents contained on the attached Petitions of CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS FOR A NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL, is and was informed and believes the parties described on the consent petition to be owners or community members situated as described on the petition; and that the petition contains the signatures of those they are ascribed to.
2. The petitions and letters obtained were chosen by and voluntarily signed by those signing without promises or compensation for their support or signatures.
3. That Affiant collected all signatures and letters and delivered them to Petitioner or Petitioner's representative on August 30, 2012.

Date: 6-26-2013



Ashraf Ibrahim
Ashraf Ibrahim

445 E Union St - WSP 55118
Address

651-283-4403
Telephone

Sworn/affirmed before me this

26th day of June, 2013

Lisa McCormick
NOTARY PUBLIC

Lisa McCormick
Name

CITY OF SAINT PAUL

CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS

FOR NONCONFORMING USE PERMIT

We, the undersigned property owners/community members wish to acknowledge and present our support of the following:

The approval of the application of ELIAS SAMAN OR HIS ASSIGNS, to establish and operate a: GAS STATION, CONVENIENCE STORE AND POSSIBLY EITHER A SERVICE STATION OR COFFEE SHOP/RETAIL FOOD FRANCHISE, located at 236 GRAND AVENUE, SAINT PAUL, MN.

We consent to the approval this application as it was explained to us by the applicant or his representative.

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
431 St. Clair		yes	Paula	8/29/12
	713-823-9973			
422 Superior St	own 651-398-5292			
Bill Adolph	own	yes	Bill Adolph	8-29-12
431 Goodhue	Rent (3 people live)	yes	Jason Smith	8/29/12
883 Alce	owner	yes	[Signature]	8/29/12
255 Colborne	Renter	yes	Sylvia Duncan	8/29/2012
270 Goodrich	Owner	yes	Beth [Signature]	8/29/2012
285 Cl. St	owner	yes	Tim [Signature]	8/29/2012
317 Exchange	Rent	yes	Carl Ber	8/29/12
475 St. Claire Av	RENT	yes	Statel Carver	8/29/12
1172 Randolph Ave	Rent	yes	[Signature]	8/29/12
150 Western	Rent	yes	R. McDowell	8/29/12
ANTONIO	RENT	yes	ANTONIO	8/29/2012

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
349 Michigan	own 451-9337	yes	[Signature]	8-29-12
305 Osceola	own 651-263-1229	yes	[Signature]	8/29/12
428 Bay	651-855-8167	yes	[Signature]	8/29/12
885 West 7th	651-222-6291	yes	[Signature]	8/29/12
282 Nugent	651-330-2119	yes	Roxane Kelly	8/29/12
275 Nugent	515-707-9355	Yes	[Signature]	8/29/12
340 Dale St.	Rent	Yes	[Signature]	8/29/12
699 Jefferson St.	Rent	yes	[Signature]	8/29/12
4583	Rent	yes	[Signature]	8/29/12
430 Michigan	Rent	Yes	Ned Burdick	8/29/12
347 Goodrich	own	yes	[Signature]	8/29/12
DAVE M	612-298-3029	yes	[Signature]	8/29/12
525 Smith Ave	RENT	yes	[Signature]	8/29/12
833 Goodrich	own	yes	[Signature]	8/29/12
1227 W 7th St	RENT	yes	[Signature]	8-29-12
855 W 7th St	Rent	yes	[Signature]	8-29-12
192 McNeal St.	own	yes	[Signature]	8-29-12
101 S MILTON ST ST PAUL	RENT	yes	[Signature]	8-29-12
301 Goodhue St	Rent	yes	[Signature]	8/29/12
427 St. Clair Ave	Rent	Yes	[Signature]	8/29/12
	Rent	Yes	Kevin Pabbar	8/29/12
	Rent	Yes	Jack [Signature]	8/29/12
	Rent	Yes	Adam [Signature]	8/29/12

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
431 St Clair	rent	Yes	Mr. Smith	8-29-12
286 Bandil St.	Rent	Yes	Janet Jones	8-29-12
1	Rent	Yes	Bob Smith	8-29-12
309 Exchange St	Rent	Yes	Ernie Jones	8-29-12
855 W 7th	Rent	Yes	Chris Smith	8-29-12
433 Goodrich	Rent	Yes	Harriet Ford	8-29-12
294 Sturgis St	own	Yes	Mr. Jones	8/29/12
316 W. 2nd St	Rent	Yes	Henry Jones	8-29-12
204 Colborne St	OWNER	YES	Jeff Brumby	8-30-12
419 Bandil	OWNER	Yes	John Jones	8-30-12
275 Erie	rent	yes	Bob Smith	8-30-12
786 Juno	Rent	yes	Steve Smith	8-30-12
244 Nugent St	Rent	yes	John Evans	8-30-12
255 Colborne	Rent	yes	Hal Jones	8-30-12
279 Erie	own	YES	Bob Smith	8-30-12
942. Conedg	OWN	yes	John Jones	8-30-12
1383 6th	own	yes	John Jones	8-30-12
399 Colborne	own	yes	Steve Smith	8-30-12
287 Forbes Ave	rent	yes	John Jones	8/30/12
406 Bandil	rent	yes	John Jones	8-30-12
716 Burton	Rent	yes	John Jones	8-30-12
472 Ban Fil St	OWN	NO	John Jones	8-30-12

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
2825 1st	OWN	yes	[Signature]	8-29-12
592 Midway	own	yes	[Signature]	8-30-12
295 Goodhue	Rent	yes	[Signature]	8-30-12
495 Bond	Rent	yes	[Signature]	8-30-12
294 Oneida	Rent	yes	[Signature]	8/30/12
245 Duke	OWN	yes	[Signature]	8/30/12
462 W Tenth	Rent	yes	[Signature]	8/30/12
200 Harrison	OWN	yes	[Signature]	8/30/12
364 Erie	rent	yes	[Signature]	8-30-12
388 Bond	rent	yes	[Signature]	8-30-12
431 St. Clair	rent	yes	[Signature]	8/30/12
5118 Albin	rent	yes	[Signature]	8-30-12
520 Superior	OWN	yes	[Signature]	8/30/12
* 1416 4th St	Mike Crane	yes	[Signature]	8/30/12
449 Franklin St	Rent	yes	[Signature]	8-30-12
716 Dayton Ave	Rent	yes	[Signature]	8-30-
470 Goodrich	Rent	yes	[Signature]	8-30/12
260 Osceola Aves.	Rent	yes	[Signature]	8-30-12
P.O. Box 582231	Rent	yes	[Signature]	8/30/2012
447 B. F. 1st	rent	yes	[Signature]	8/30/12
106 Douglas	Rent	yes	[Signature]	8/30/12
640 Jackson St.	Rent	yes	[Signature]	8-30-12

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
2600 Benson Ave St. Paul	Rent	Yes	Michele Neal	8-30-12
241 1/2 #3 Western Ave S.	Rent	Yes	Melanie H.	8/30/12
255 Colborne	Rent	Yes	Donna R. Bloos	8/30/12
141 McBoal	own	Yes	Donna R. Bloos	8/20/12
226 Belvidere St	own	Yes	Melanie H.	8/30/12
583 Highland Ave	own	Yes	Donna R. Bloos	8/30/12
Chad Keeler	own	Yes	Chad Keeler	8/30/12
178 Colborne	own	Yes	Donna R. Bloos	8/30/12
245 Richmond	own	Yes	Donna R. Bloos	8/30/12
15024 Rose	own	NO	Donna R. Bloos	8/30/12
615 Palace	Rent	Yes	Donna R. Bloos	
2210 W. 7th	own	Yes	Kathy Grant	8/30/12
211 Wiggins	Rent	Yes	Donna R. Bloos	8/30/12
299 Oneida St	Rent	Yes	Donna R. Bloos	8/30/12
108 Colburne	Rent	Yes	Donna R. Bloos	8/30/12
283 Western Ave. N.	Rent	Yes	Donna R. Bloos	8/30/12
429 St Clair	rent	Yes	Donna R. Bloos	8/30/12
483 Cuno	rent	Yes	Donna R. Bloos	8/30/12
242 Western	Rent	Yes	David M. Key	Aug. 30/12
301 Crie Street	Rent	Yes	Donna R. Bloos	8/30/12
317 Broadhurst	Rent	Yes	Molly Bon	8/30/12
255 Colburne	Rent	Yes	Donna R. Bloos	8/30/12

12

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
180	Rent	Yes	[Signature]	8/30/12
481 Goodhue St.	own	Yes	Mama	8/30/12
618 W. 7th St	Owner	Yes	[Signature]	8/30/12
73 Leech St	Rent	yes	[Signature]	8/30/12
99 W. State	Rent	Yes	[Signature]	8-30-12
10 E 4th St	Rent	yes	[Signature]	8-30-12
200 Wilkins	Rent	Yes	[Signature]	8/30/12
670 W 7th	Rent	yes	My Hg	8-30-12
465 old	own	yes	[Signature]	8/30/12
353 Duke	Rent	yes	[Signature]	8/30/12
1318 Fort	own	Yes	[Signature]	8/30/12
183 Old 6th St	Rent	yes	Travanda	8-30-12
650 Watson	own	yes	Marlene	8-30-12
291 W. 7th St.	Rent	yes	[Signature]	8-30-12
715 STENART	Rent	yes	[Signature]	8-30-12
473 Danfil	Rent	yes	[Signature]	8-30-12
248 Oneda St	Rent	yes	[Signature]	8-30-12
333 ERIE ST.	own	Yes	[Signature]	8-30-12
Goodhue	own	yes	[Signature]	8-30-12
BANKER ST.	RENT	YES	[Signature]	30/10/12
265 Nugent St	OWN	yes	[Signature]	8/30/12
826 S. 10th	Rent	yes	[Signature]	8/30/12

CITY OF SAINT PAUL

In support of Nonconforming Use Permit relating to 236 Grand Avenue

AFFIDAVIT OF Lisa McCormick

STATE OF MINNESOTA)
) SS
COUNTY OF RAMSEY)

The Affiant, **Lisa McCormick**, being first duly sworn, deposes and states that:

1. The consents contained on the attached Petitions of CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS FOR A NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL, is and was informed and believes the parties described on the consent petition to be owners or community members situated as described on the petition; and that the petition contains the signatures of those they are ascribed to.
2. The letters obtained were chosen by and voluntarily signed by those signing without promises or compensation for their support or signatures.
3. That Affiant collected all signatures and letters on the dates indicated next to the signatures.

Date: 8/1/13

Lisa McCormick
Lisa McCormick

2355 Fairview Avenue #275, St. Paul, MN
Address

651-983-6729

Telephone

Sworn/affirmed before me this

1st day of Aug., 2013

NOTARY PUBLIC

Name

**Ramsey District Court
Notary Public by virtue of
Minnesota Statute 358.43**

Barb Brown
Deputy Clerk of Court

Collected by Lisa Meloyara

#1

CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET, AUTO SERVICE/ REPAIR, AND CAR WASH**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. 1455 Upper 55th St E #209 Fruergrove Heights 24 hrs 5507	owner there since 2011 Car wash no problem	Hospital visitor	Print Name: Deborah Rachal Phone: 651-829-1874 Signature: Deborah Rachal	7-8-13
2. 33 Douglas St St. Paul 55102	owner there since 2011 Car wash no problem		Print Name: Gina Kaper Phone: Signature:	7/17/13
3. 279 Fontas - Carwash St. Paul, MN 55102	owner there since 2011 Car wash no problem		Print Name: [Signature] Phone: [Signature] Signature: [Signature]	7-17-13
4. 67 Douglas St with car wash	owner there since 2011 Car wash no problem		Print Name: Anah Dily Phone: Signature:	7-17-13
5. 67 Douglas St Dunne x [Signature]	owner there since 2011 Car wash no problem		Print Name: Nancy VanHouten Phone: 651-955-2732 Signature: [Signature]	7-12-13
6. 67 Douglas St	owner there since 2011 Car wash no problem	X	Print Name: [Signature] Phone: Signature:	7-17-13
7. 279 Harrison Ave Saint Paul, MN 55102	owner there since 2011 Car wash no problem	OK with Carwash	Print Name: Jennifer Powell Phone: 651-329-0581 Signature: Jennifer Powell	7-17-13
8. 277 Harrison Ave Saint Paul MN 55102	owner there since 2011 Car wash no problem	OK with carwash	Print Name: Nicole Knutson Phone: 651-291-1897 Signature: Nicole Knutson	7-17-13
9. 277 Harrison Ave Smith St #26	owner there since 2011 Car wash no problem	OK with carwash	Print Name: Sam Butler Phone: 952-564-0564 Signature: [Signature]	7-17-13
10. Smith St, 426	owner there since 2011 Car wash no problem	OK with carwash	Print Name: [Signature] Phone: [Signature] Signature: [Signature]	7-17-13

11.	276 Forbes Ave	CAR WASH OK		Print Name: Phone: Signature: Edward See Taylor	7/17/13
12.	276 Forbes Ave	CAR WASH OK		Print Name: Phone: Signature: Damon Milton	7/17/13
13.	276 Forbes Ave	CAR WASH OK		Print Name: Phone: Signature: Amanda Culver	7/17/13
14.	89 Douglas St #2	OK Rent		Print Name: Phone: Signature: Walt Partlo	7/17/13
15.	32 Douglas #1	OK Car wash	rented	Print Name: Phone: Signature: Stephanie Prantner	7/17/13
16.	38 Douglas	OWN OK Car wash		Print Name: Phone: Signature: David Markert	7/17/13
17.	245 Forbes Ave	OK CAR WASH		Print Name: Phone: Signature: Pam Dickison	7/17/13
18.	75 Douglas St	yes		Print Name: Phone: Signature: Peggy Betts	7/27/13
19.				Print Name: Phone: Signature:	
20.				Print Name: Phone: Signature:	
21.				Print Name: Phone: Signature:	
22.				Print Name: Phone: Signature:	
23.				Print Name: Phone: Signature:	

Collected by Lisa McLoone

#3

CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET, AUTO SERVICE/ REPAIR, AND CAR WASH**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

	ADDRESS OR PIN	OWN OR RENT	OKAY WITH CAR WASH? YES OR NO	SIGNATURE	DATE
1.	272 Harrison Ave	OWN	Yes	Print Name: DAVID P. MONT Phone: 612-224-5943 Signature: <i>[Signature]</i>	7-28-13
2.	213 Douglas St	RENT	yes	Print Name: <i>[Signature]</i> Phone: 612-990-7539 Signature: <i>[Signature]</i>	7-28-13
3.	21 Douglas St	RENT	yes	Print Name: <i>[Signature]</i> Phone: <i>[Signature]</i> Signature: <i>[Signature]</i>	7-28-13
4.	21 Douglas St	RENT	Yes	Print Name: Carlos Andrade Phone: <i>[Signature]</i> Signature: <i>[Signature]</i>	7/28/13
5.	32 Douglas St #1	RENT	Yes	Print Name: Jason Brantner Phone: <i>[Signature]</i> Signature: <i>[Signature]</i>	7/28/13
6.	52 Douglas St	RENT	Yes	Print Name: Brett Sharp + Shannon St Phone: 651-295-6624 Signature: <i>[Signature]</i>	7/28/13
7.	192 McNeal St.	OWN	yes	Print Name: Sharon Schmitzer Phone: 612-432-5958 Signature: <i>[Signature]</i>	7/31/13
8.	88 Leach St	OWN	yes	Print Name: JODITH WILKINSON Phone: 651-222-4597 Signature: <i>[Signature]</i>	7/31/13
9.	84 Leach St.	OWN	Yes	Print Name: KENNETH WILKINSON Phone: 651-222-4597 Signature: <i>[Signature]</i>	7/31/13
10.	88 Leach St	RENT	Yes	Print Name: 1651-224-4946 Phone: <i>[Signature]</i> Signature: <i>[Signature]</i>	7-31-13

C R O W E
Construction Management
A FAMILY TRADITION SINCE 1859

August 1, 2013

Lisa McCormick
Attorney at Law
2355 Fairview Ave., #275
St. Paul, MN 55113

Re: Mobil Station on Smith & Grand

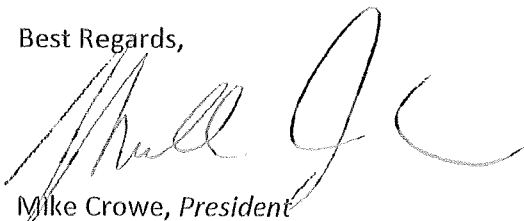
Lisa,

I do support the effort of Mr. Saman to reopen the gas station on Grand & Smith Avenue. Small, privately owned businesses have always been the lifeblood of each and every community. They provide jobs, convenience, pay many taxes and in general make a place a better place to live.

I own a downtown St. Paul business, and own several condos downtown. I have also lived downtown for quite awhile. This location has been a gas station for years. Why in the world is there any opposition to keeping it a place owned by small business?

I am unfortunately, on this short notice, unable to attend this meeting today, but do wish you and your clients good luck with the planning commission. If there is another meeting in the future, and with a bit more notice, I would be happy to attend to support another small businessman.

Best Regards,



Mike Crowe, *President*
Crowe Construction Management
612-275-2018

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

[illegible]

9/08

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within ³⁵⁰100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of GRAND HOLDING CO, LLC,
(name of applicant)

to establish a gas station/ Auto convenience market with auto repair and car wash
(proposed use)

located at 236 GRAND AVENUE, ST. PAUL,
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
✓ 314 Smith 01.28.23.14.0197	Allina Health System	Laurie Lafontaine	9/31/13
✓ 310 Smith 01.28.23.14.0198		Laurie Lafontaine	9/31/13
✓ 310 Smith 01.28.23.14.0202		Laurie Lafontaine	9/31/13
↓ ✓ 01.28.23.14.0203		Laurie Lafontaine	9/31/13
✓ 01.28.23.14.0204		Laurie Lafontaine	9/31/13
✓ 347 Smith 01.28.23.14.0225		Laurie Lafontaine	9/31/13
✓ unit 1022		Laurie Lafontaine	9/31/13
✓ unit 1026 01.28.23.14.0229		Laurie Lafontaine	9/31/13
✓ unit 2001 01.28.23.14.0231		Laurie Lafontaine	9/31/13
✓ unit 2002 01.28.23.14.0232		Laurie Lafontaine	9/31/13
✓ 333 Smith 01.28.23.14.0237	✓	Laurie Lafontaine	9/31/13
✓ 15 Thompson 01.28.23.14.0238	United Hospital Inc	Laurie Lafontaine	9/31/13

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

July 16, 2013

To Members of the West 7th District Council,
Zoning Committee, Planning Commission, Betsy
Reveal, Rebecca Noecker, David Wickiser,
Council person Dave Thune, and who it May
Concern:

Re: pending application to reopen the
gas/auto repair, convenience market
with a car wash at 236 Grand Ave,

I R. Spencer Allen, am the owner of
the property located at 244 Grand Avenue,
St. Paul, Minnesota, adjacent to 236 Grand
Avenue. Having already signed the petition
presented by the applicants attorney, I am
agreeable to, and am writing to ask you to
support the owner's request to reestablish
the non-conforming use and reopen the
site as a gas station-auto convenience market
with auto repair and a car wash.

I purchased the property at 244 Grand
Avenue in 2012. As part of my due
diligence, I researched the tenant
operating as Burger King and found them
to be a solid and financially strong
enterprise. I have a long term lease with
Burger King, with well over 10 years remaining
after which they have additional renewal
options. Review of their financials gives me
confidence that I have a strong tenant,
that won't be going anywhere for a long time.
I have discussed Mr. SAMAN's proposed
Application with their Management Team,

and we would very much like to have a viable neighbor again.

I believe this owner/operator has a proven track record for operating this type of business, and the best chance of success in bringing this needed service back into this neighborhood.

I ask that you approve his application and give the business a opportunity to prove itself in this location, as they have done in their With street location.

Sincerely,

R. Spencer Allen

R. Spencer Allen

CITY OF SAINT PAUL

In support of Nonconforming Use Permit relating to 236 Grand Avenue

AFFIDAVIT OF Kelly Wittgenstein

STATE OF MINNESOTA)
) SS
COUNTY OF RAMSEY)

The Affiant, **Kelly Wittgenstein**, being first duly sworn, deposes and states that:

1. The consents contained on the attached Petitions of CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS FOR A NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL, is and was informed and believes the parties described on the consent petition to be owners or community members situated as described on the petition; and that the petition contains the signatures of those they are ascribed to.
2. The letters obtained were chosen by and voluntarily signed by those signing without promises or compensation for their support or signatures.
3. That Affiant collected all signatures and letters and delivered them to Petitioner or Petitioner's representative on July 20, 2013.

Date: 7/20/2013

Kelly Wittgenstein
Kelly Wittgenstein

930 St. Clair Avenue, St. Paul, MN 55102

Address

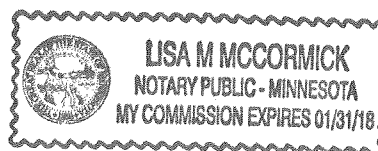
651-470-8399
Telephone

Sworn/affirmed before me this

20th day of July, 2013

Lisa McCormick
NOTARY PUBLIC

Lisa McCormick
Name



Subj: **Re: (no subject)**
Date: 8/1/2013 9:09:18 A.M. Central Daylight Time
From: kellywittgenstein@gmail.com
Reply-to: KellyWittgenstein@gmail.com
To: McCormickLM@aol.com

From my Android phone on T-Mobile. The first nationwide 4G network.

KellyWittgenstein <KellyWittgenstein@gmail.com> wrote:
To Whom This May Concern;

I'm writing as a member of the West 7th Street community. I request the application for the reopening of a gas station on Smith Avenue be approved. Earlier this month, I spoke with several members of the community and they indicated a strong preference for reopening the station. Along with them, I think it will benefit the community as far as convenience and look forward to a business that takes pride in the upkeep of its other stations having a presence in the community. Currently, the abandoned spot is aesthetically unpleasing and is more likely to attract crime. A well maintained gas station will also be attractive to people working nearby and portray a more positive image of the West 7th Street community.

Thank you for considering my opinion regarding this matter,

Kelly Wittgenstein

From my Android phone on T-Mobile. The first nationwide 4G network.

Thursday, August 01, 2013 AOL: McCormickLM

Collected by Kelly Wittgenstein

CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET, AUTO SERVICE/ REPAIR, AND CAR WASH**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

ADDRESS OR PIN	OWN OR RENT	OKAY WITH CAR WASH? YES OR NO	SIGNATURE	DATE
1. 930 St. Clair Ave 55105	Rent	yes	Print Name: Kelly Wittgenstein Phone: 651-470-8299 Signature: Kelly Wittgenstein	7/20/13
2. Grand Seven (PARKWAY) 315 WEST 7TH ST. ST. 55102		yes	Print Name: Don Ribovich Phone: 612-685-1139 Signature: Don Ribovich	7/20/13
3. GRAND SEVEN 315 WEST 7TH ST. ST. 55102		YES	Print Name: GINA HEINE Phone: 612-384-4903 Signature: Gina Heine	7/20/13
4. 283 Harrison Ave	Rent	yes	Print Name: Anna & Dan Phone: 651-283-HARRISON AVE Signature: Anna & Dan	
5. 281 Harrison Ave	Rent	yes	Print Name: Daren Gads Phone: Daren Gads Signature: Daren Gads	7/20/13
6. 289 Harrison Ave	Rent	indifferent	Print Name: Carsten Haglund Phone: 612-636-9729 Signature: Carsten Haglund	7/20
7. 289 Harrison Ave	rent	yes	Print Name: Natalie Gail Phone: 612-944-0300 Signature: Natalie Gail	
8. 291 HARRISON AVE #12	Rent	YES!	Print Name: Kelly Gads Phone: 612-741-6051 Signature: Kelly Gads	
9. 291 Harrison Ave #2	Rent	yes	Print Name: Andrew Hendrickson Phone: 507-824-9271 Signature: Andrew Hendrickson	7/20/13
10. 267 Harrison Ave #2	Rent	yes	Print Name: Maggie Martikz Phone: 763-464-1447 Signature: Maggie Martikz	7/20/13

Collected by Kelly Wittenstein

CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET, AUTO SERVICE/ REPAIR, AND CAR WASH**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

	ADDRESS OR PIN	OWN OR RENT	OKAY WITH CAR WASH? YES OR NO	SIGNATURE	DATE
1.	286 Hansen Ave	Own	Yes	Print Name: Michelle Ross Phone: 651-592-8491 Signature: Michelle Ross	7/24/13
2.	292 fordes	Own	Yes	Print Name: Michael Carter Phone: 612 293-6805 Signature: Michael Carter	7/24/13
3.	237 FORBES *	OWN	No	Print Name: Kim Resemius Phone: 612-803-1218 Signature: Kim Resemius	7/20/13
4.				Print Name: Phone: Signature:	
5.				Print Name: Phone: Signature:	
6.				Print Name: Phone: Signature:	
7.				Print Name: Phone: Signature:	
8.				Print Name: Phone: Signature:	
9.				Print Name: Phone: Signature:	
10.				Print Name: Phone: Signature:	

OK16

July 8, 2013

RE: the pending application to reopen the gas/service and repair station, convenience store and car wash at 236 Grand Avenue

To Members of the West 7th District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

I live in the city of Richfield, and have known Elias Saman as the owner of a gas station in my community since 1999. Prior to his taking it over, it was a cause of concern. As a realtor, I am aware of the negative impact on a community that a poorly run business can have.

In this case, we were fortunate to have Elias turn this station into a clean, friendly, asset to the neighborhood. I understand he is applying to open another gas station in your neighborhood, and that there is concern about the station reopening. What I can tell you is that he is a hands-on operator, one who is always aware and conscientious about his business. He doesn't tolerate loitering, and it didn't take long when he started having his employees call the police, for people to stop hanging around the station. He also is mindful about the kinds of products he sells. He will do what he can to carry products his customers want, and he doesn't sell beer or the drug paraphernalia that some others do. We've had no problems with his operation of the car wash.

The real estate market continues to be tough, especially regarding commercial properties. Rather than having a gas station sitting vacant, I would think the City would welcome a responsible neighbor and an asset to the community. I'm confident that given a chance, he will do the same on Grand Avenue that he did for my community.

Sincerely,

Name: 

Address: 6315 OLIVER AVE S.

RICHFIELD, MN 55423

612-865-1486

July 10, 2013

RE: the pending application to reopen the gas/service and repair station, convenience store and car wash at 236 Grand Avenue

To Members of the West 7th District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

I work at the City and County C.U. next to a gas station in the City of Eagan that's been owned and operated by Elias Saman for over seven years now. I understand he is applying to open another gas station in your neighborhood, and that there is concern about his operating a car wash and the potential for associated noise. The station in Eagan also has a car wash, but there has been no problem with noise. The station is good about keeping the doors to the car wash closed, and with dryer opposite the neighboring businesses, even though the car wash operates into the evening, we don't have a problem with noise.

Elias Saman is a responsible owner who stays on top of what goes on at the station and is exceptional at what he does. The station is clean and well run. There is no problem with crime and he doesn't tolerate people just hanging around the station. He is a welcome addition to our business community and provides a valuable service to our customers and members of our community. To the best of my knowledge, and to his credit, all his stores are regarded as well-run, reputable businesses.

Sincerely,

Name: Alex Hattar

Address: 1420 Yankee Doodle Rd.
Eagan, MN 55121



**CITY & COUNTY
CREDIT UNION**

**ALEX HATTAR
Branch Manager**

1420 Yankee Doodle Road
Eagan, MN 55121-1893

D 651 225-2739
800 223-2801
F 651 289-3503

ahattar@cccu.com
www.cccu.com

City & County Credit Union

CITY OF SAINT PAUL

In support of Nonconforming Use Permit relating to 236 Grand Avenue

AFFIDAVIT OF Beverly Siler

STATE OF MINNESOTA)
) SS
 COUNTY OF RAMSEY)

The Affiant, **Beverly Siler**, being first duly sworn, deposes and states that:

1. She has given consent to Lisa McCormick, attorney for applicant, to include personal information provided by and pertaining to herself and her son, in the supporting documents prepared in conjunction with a re-establishment of non-conforming permit relating to the property located at 236 Grand Avenue, St. Paul; and
2. That this information was given freely, voluntarily, and without promises or compensation.

Date: 7/16/13

Beverly Siler
Beverly Siler

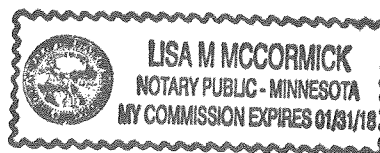
365 Smith Ave., St. Paul, MN 55102
 Address

651-387-0540
 Telephone

Sworn/affirmed before me this

16th day of July, 2013

Lisa McCormick
 NOTARY PUBLIC



Lisa McCormick
 Name

Ms. Beverly Siler
365 N. Smith Avenue
St. Paul, MN 55012

July 16, 2013

To Members of the West 7th District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Whoever It May Concern:

RE: the pending application to reopen the gas/auto convenience market with auto repair and a car wash at 236 Grand Avenue

Hello. My name is Beverly A. Siler and I am a single mom of a severely disabled child, my son Cade. In addition to being a single mom, I am also disabled myself, as I am diabetic and partially blind, from it. My reason for explaining this to you is for you to understand that the need for this gas station/ convenience store would be not just a help, but an answer to prayer for us. Since becoming blind in 2011, I have lost my car, my drivers license, and the job I had at the time. It is ALWAYS a difficult thing for us to go to the store, and get the basic needs, (bread, eggs, milk, SOYMILK,) just to name a few things, as it is about 5 or more blocks to walk and as I am sure you can imagine, when the weather is rough, it isn't easy. Having this in our neighborhood would save me from having to walk or take public transportation to the closest grocery store which is either Kowalskis on Grand Ave or Cooper's Foods off of the corner of West 7th and St Clair Avenue. When the weather is difficult, it is extremely difficult to get to either of these locations. Having this open would be so much easier and more convenient, not just for me, but I am sure for others that live in this neighborhood, as well.

I have met the owner and he has agreed with me on these issues. I believe that this gas station opening would certainly be an asset to the community, and the neighborhood, in providing something that the people, like me that live here would love to see and certainly need.

I moved to my current address (365 N. Smith Avenue) in August of last year, because of the 16 doctors that my son sees, as he has a RARE syndrome called "Kabuki Syndrome" It is similar to "Down's Syndrome" in the fact that it is a chromosome defect. To make a long story short, we will be staying in this area, and living in this neighborhood for good. We are eventually going to be purchasing a home in this area, so things like the opening of this gas station will greatly impact us, in a positive way.

All through this past winter, and into the spring, I have watched people use this building as a parking lot, with young teenagers partying from their car, to homeless people squatting in the back lot behind the building. Things like this invite crime, so the sooner that this business is open, the better. It has sat and been an eyesore and a haven for shady characters to gather for the intention of some type of crime, for far too long.

Let's improve our small corner of the world, and bring in business like this one that will benefit all, and provide a service that is so desperately needed to not just the local people like me that need to live here, but to others like families, doctors, nurses, etc. that come through here each and every day.

Let me thank you in advance for having the opportunity to voice my opinion, sincerely. I am sure that in the future years to come my disabled child will be thanking you as well.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ms. Beverly A. Siler". The signature is fluid and stylized, with a large initial "M" and "B".

Ms. Beverly A. Siler, and little Cade